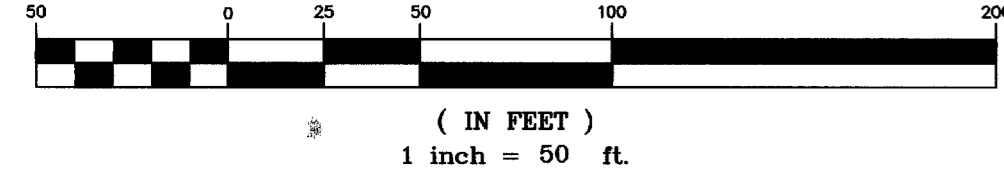




Bearings as shown are to an assumed meridian and are intended to indicate angles only.

GRAPHIC SCALE



Bridgewater Development Incorporated, an Ohio Corporation, hereby grants a perpetual easement to the City of Chardon, the Cleveland Electric Illuminating Company, Western Reserve Telephone Company, and Cablevision of Geauga County, and their respective successors and assigns, to enter upon the common area designated as such upon the attached condominium plat or plats as amended from time to time for the purpose of installing, maintaining, repairing and replacing such as their respective lines, transformers, sanitary sewer mains, water mains, and fire hydrants as are located thereon now and as a result of future amendments of said condominium plat or plats.

No overhead wires shall be permitted. Location of pedestals and transformers shall be by mutual consent of declarant and utility.

Declarant hereby grants unto the City of Chardon, Geauga County, Ohio, the full ownership of all water mains, fire hydrants, sanitary sewer mains, manholes, sanitary pump station and standby generator now or hereafter installed upon and under the areas of the condominium plat or plats as amended from time to time designated as the common areas, and further dedicated such items to the ownership, care, use and control of said City.

The drawings are subject to future modifications and to easements as specified in the declaration of condominium ownership filed herewith.

Maintenance of storm sewers, pipes, manholes, headwalls, pavement, driveways, and other related appurtenances on or under easements granted to the City of Chardon shall be the full responsibility of the Bridgewater Village Condominium Association Inc.

The Condominium Owners Association shall be responsible for the maintenance, repair, restoration and/or replacement of any landscaping, driveway pavements or other improvements which may be approved, by permit issued by the City of Chardon, to be placed in or upon any public easement and which improvements may be disturbed as a result of any work done by the City of Chardon within the scope and purpose for which the easement is granted.

I, the undersigned William J. Johnson, President of Bridgewater Development Incorporated, owner of the property shown and described hereon as Bridgewater Village Condominiums, do hereby assent to and adopt this plat of the same, and acknowledge that the same was made at our request and do hereby dedicate to the public use the easements, sanitary sewers, sanitary pumping station, standby generator, water mains and related appurtenances designated in graphic symbols on this plat.

Bridgewater Development Inc.  
*William J. Johnson*  
William J. Johnson, President

*Mary K. Kolcum*  
Witness MARY K. KOLCUM

County of Geauga  
State of Ohio

Before me, a notary public in and for said county and state, personally appeared William J. Johnson, President of Bridgewater Development Incorporated, who acknowledged the signing of the foregoing instrument to be the voluntary act of said corporation. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 16 day of July, 2002.

*Douglas J. Hendley*  
Notary Public DOUGLAS J. HENDLEY (LANS-00-7)  
My Commission Expires: 12-30-04

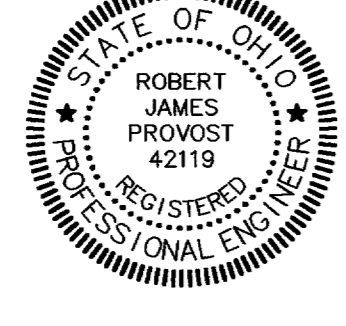
The undersigned hereby state that this plat was prepared from an actual survey, that this plat shows graphically, insofar as possible, the location of the layout, designation and dimensions of the buildings, common area and limited common areas; That there are no encroachments upon the subject premises nor from the subject premises, other than shown. The purpose of this statement is to comply, in all respects, with the provisions of section 5311.07 of the Ohio Revised Code.

*Steven N. Roessner*  
Steven N. Roessner, Professional Surveyor Ohio #7070 Date 7/16/02



The undersigned hereby state that this drawing shows graphically, insofar as possible, the location of the layout, designation and dimensions of the unit as constructed. The purpose of this statement is to comply, in all respects, with the provisions of section 5311.07 of the Ohio Revised Code.

*Robert J. Provost*  
Robert J. Provost, Professional Engineer Ohio #42119 Date 7/16/02



Being a part of Original Chardon Township Lots 130 and 131 in the City of Chardon, County of Geauga and the State of Ohio

CURVE TABLE

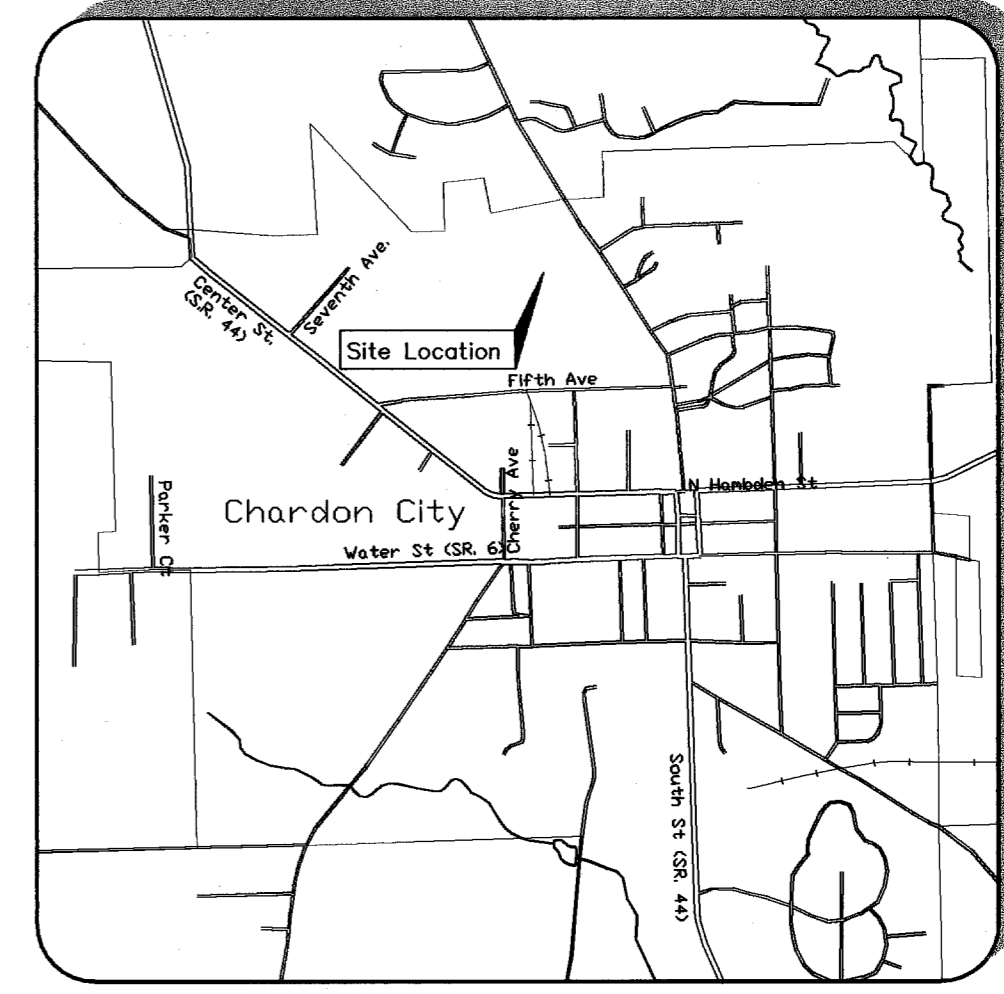
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	94°1'56"	31.26'	184.66'	15.67'	N82°20'30"E	31.22'
C2	41°49'01"	22.89'	31.50'	12.03'	N81°35'57"W	22.48'
C3	14°02'41"	18.02'	73.50'	3.05'	N67°42'48"W	17.97'
C4	45°48'20"	58.78'	73.50'	31.05'	S82°21'41"W	57.21'
C5	26°39'18"	34.19'	73.50'	17.41'	N46°07'52"E	33.89'
C6	60°21'54"	77.44'	73.50'	42.75'	N44°43'46"E	73.91'
C7	77°34'36"	42.65'	31.50'	25.32'	N53°20'07"E	39.47'
C8	38°41'49"	81.05'	120.00'	42.14'	S31°30'31"W	79.52'
C9	1°00'30"	31.44'	180.00'	15.76'	S45°51'11"W	31.40'
C10	22°46'17"	71.54'	180.00'	36.28'	S29°27'47"W	71.07'
C11	20°58'59"	65.92'	180.00'	33.33'	S11°36'41"E	65.55'
C12	7°22'23"	23.16'	180.00'	11.60'	S25°47'22"E	23.15'
C13	1°05'52"	110.44'	5764.65'	55.22'	N26°34'50"W	110.44'
C14	1°30'41"	152.07'	5764.65'	76.04'	N27°53'07"W	152.06'

denotes Limited Common Area (LCA)

Bridgewater Lane (Private)

Chimney Ridge Lane (Private)

Parcel A 0.1372 Acres  
Parcel B 0.1708 Acres  
Parcel C 0.1776 Acres  
Parcel D 0.2200 Acres  
Parcel E 0.1603 Acres  
Phase 21  
Total Acres 0.8659 Acres



Remaining Lands after Phase 21  
Parcel 1.....0.2175 acres  
Parcel 2.....2.5918 acres  
Parcel 3.....0.5349 acres  
Parcel 4.....0.2698 acres  
Parcel 5.....0.1451 acres  
Total remaining.....3.7591 acres

Received for transfer by the Geauga County Auditor this 19th day of JULY, 2002.

*Troy A. Jemison*  
Gauga County Auditor

Received for recording purposes by the Geauga County Recorder this \_\_\_ day of \_\_\_\_\_, 2002.

Recorded this 19th day of July, 2002 at 8:26 AM in plat book No. 35, page No. 33-34.

*Mary Margaret McBride*  
Gauga County Recorder

200200633107  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
07-19-2002 At 08:26 AM  
PLAT 40.00  
OR Book 35 Page 33 - 34

The drawings are subject to future modifications and to easements as specified in the Declaration of Condominium Ownership filed herewith.

The Condominium Owners Association shall be responsible for the maintenance, repair, restoration and/or replacement of any landscaping, driveway pavements or other improvements which may be approved, by permit issued by the City of Chardon, to be placed in or upon any public easement and which improvements may be disturbed as a result of any work done by the City of Chardon within the scope and purpose for which the easement is granted.

APPROVED BY  
CITY OF CHARDON  
PLANNING COMMISSION

Date: 7-18-2002  
Signed: *John J. Sheehan*  
JOHN J. SHEEHAN

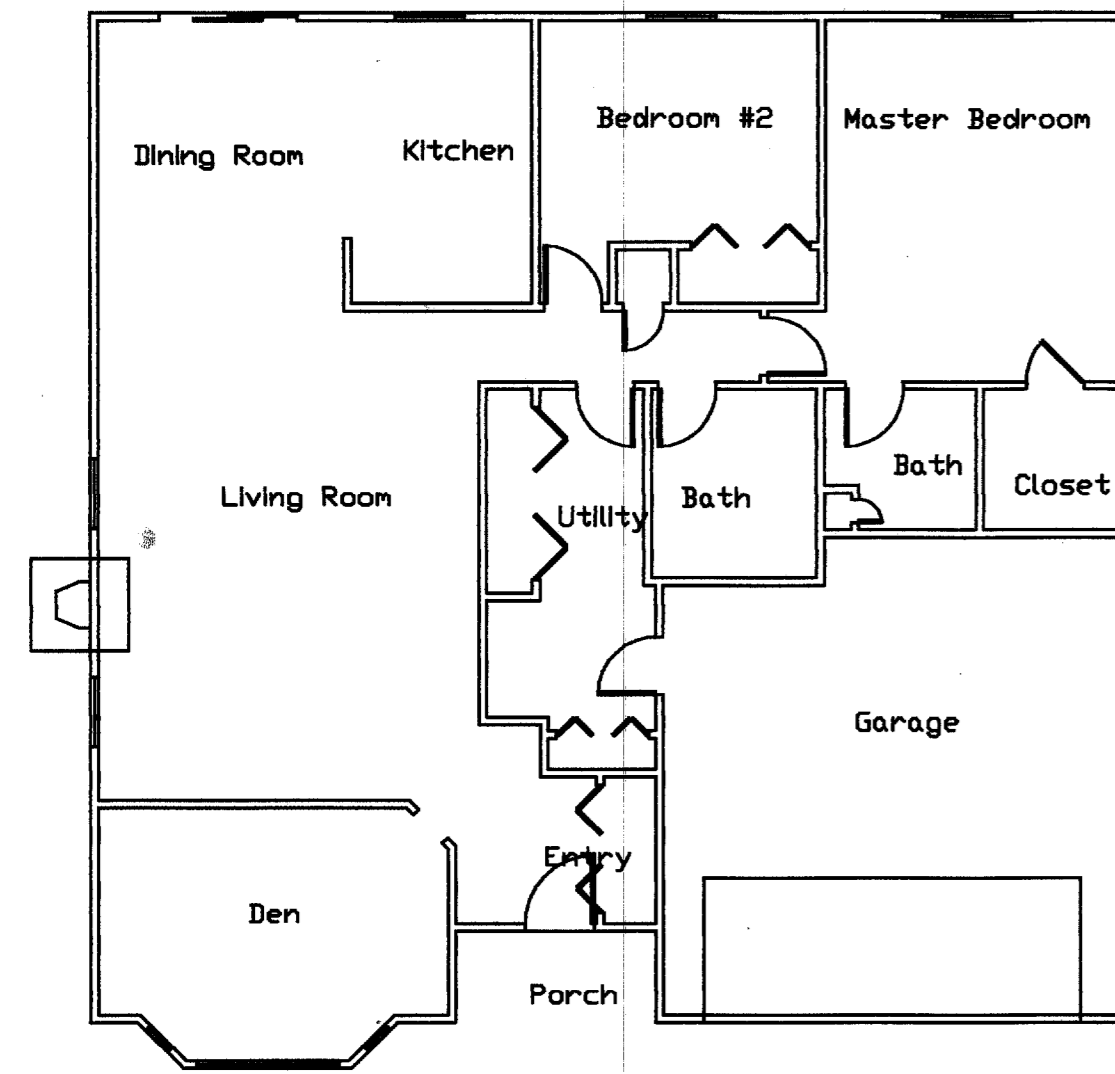
V35-P33

Foresight Engineering Group  
Engineers & Surveyors  
440 288-1000 fax  
320 Center Street, Unit F  
Chardon, Ohio 44024

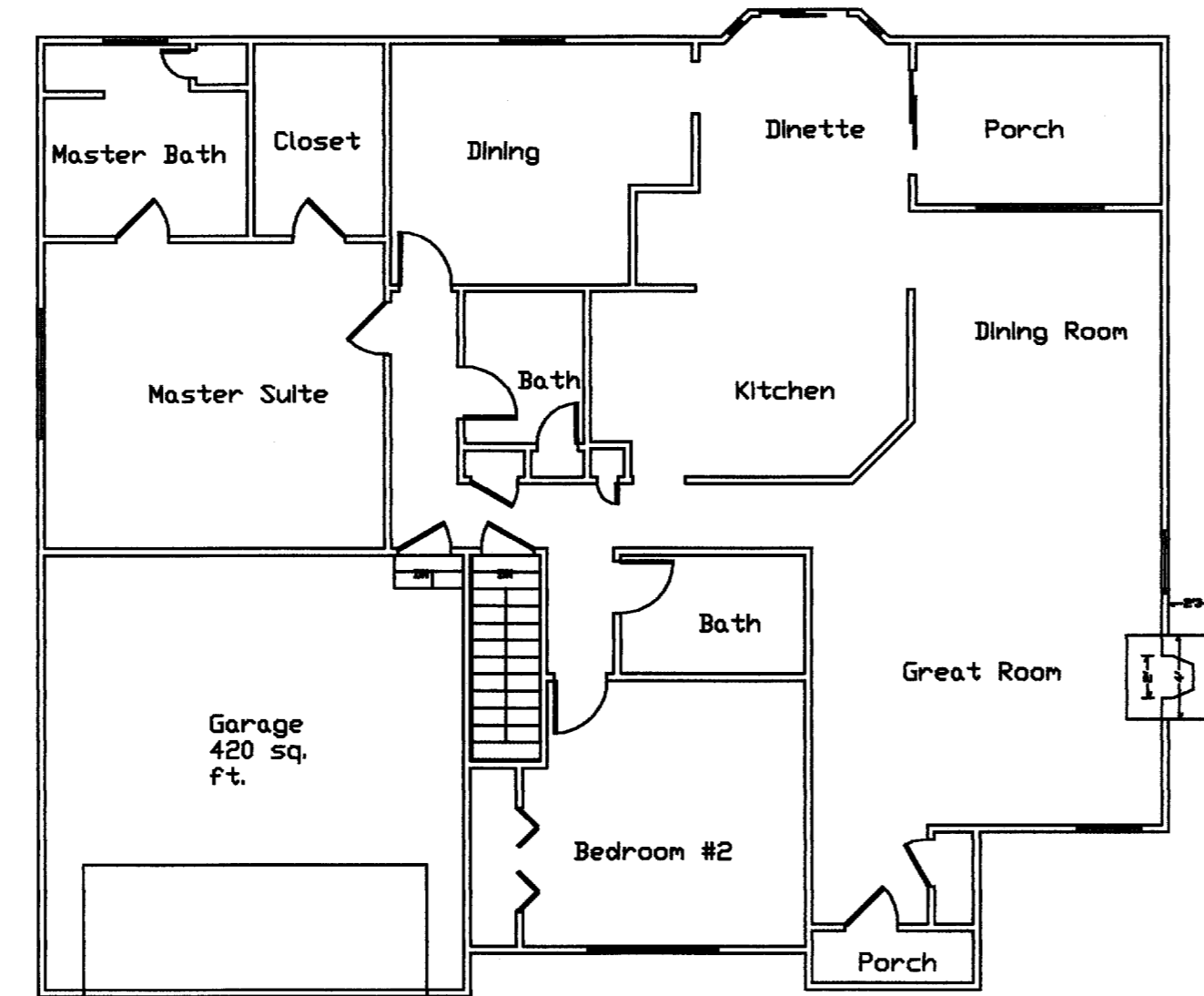
SCALE: Horiz. 1" = 50'  
Vert. None  
FILE NAME: I:\BRIDWATER\Phase 21  
DATE: July 11, 2002

Bridgewater Village  
Condominium  
Chardon City - Geauga County - Ohio  
Phase 21

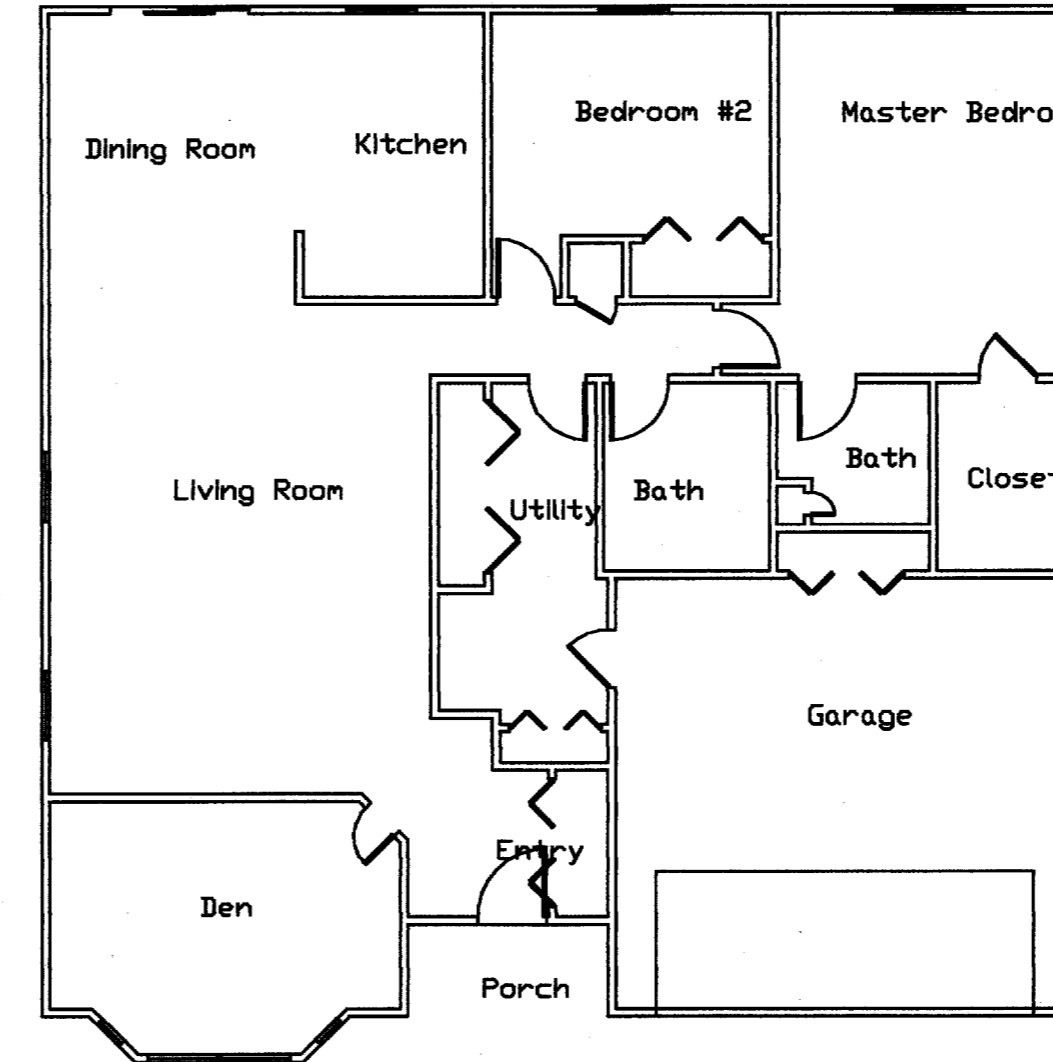
UNIT #21  
**"VILLAGER"**  
 Living Area = 1535 sq. ft.  
 Garage = 400 sq. ft.



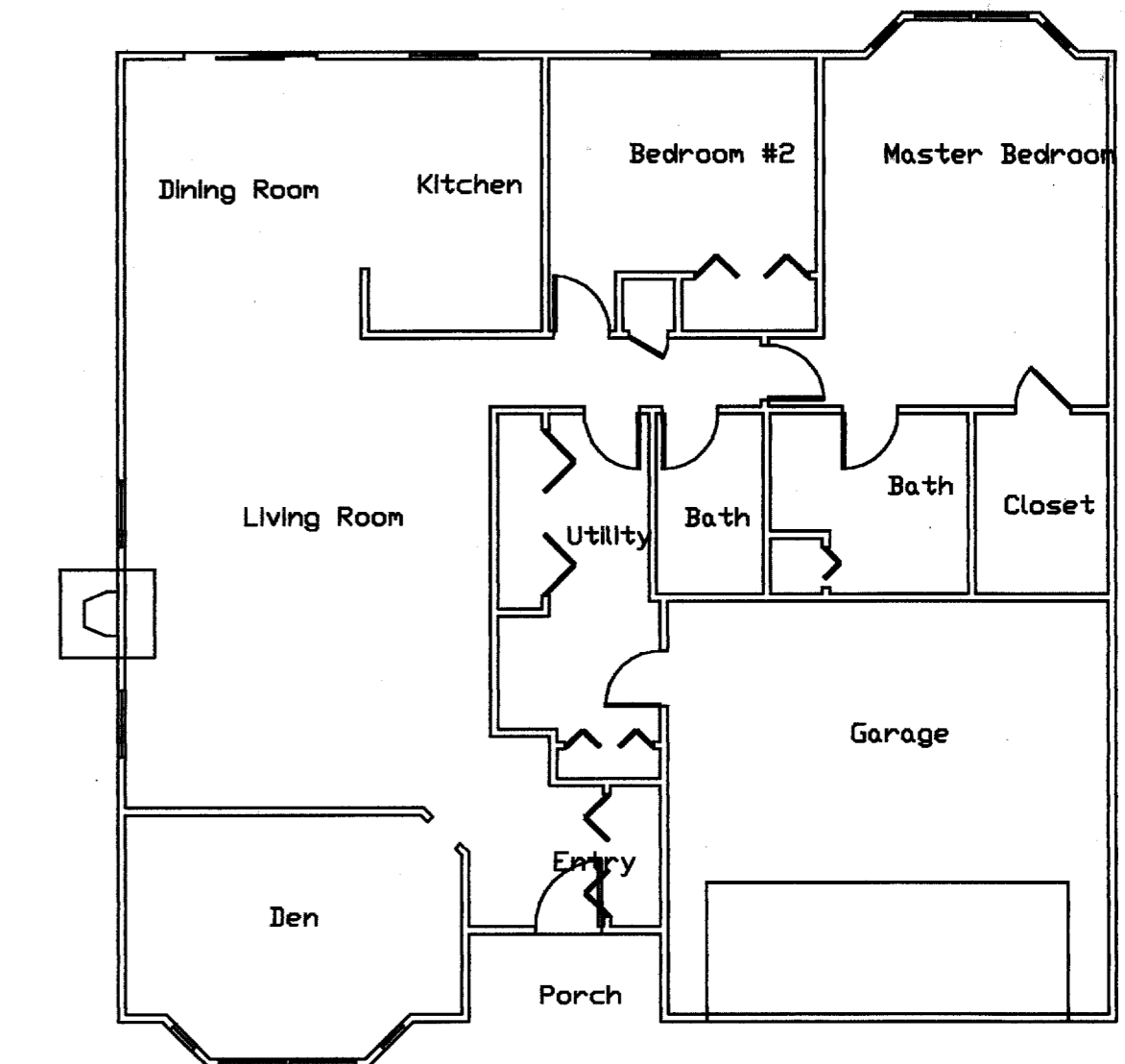
UNIT #52  
**"VILLAGER II"**  
 Living Area = 1760 sq. ft.  
 Garage = 413 sq. ft.  
 Basement = 1760 sq. ft.



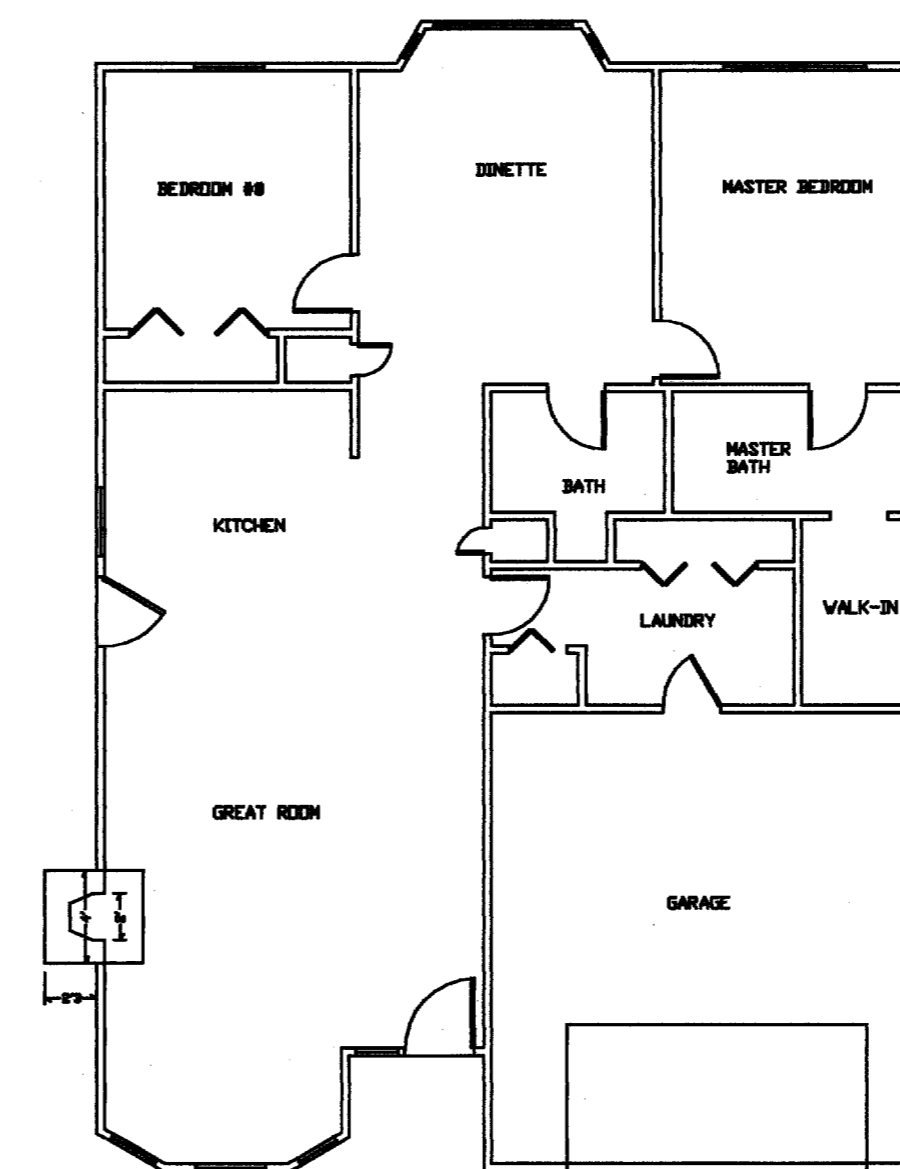
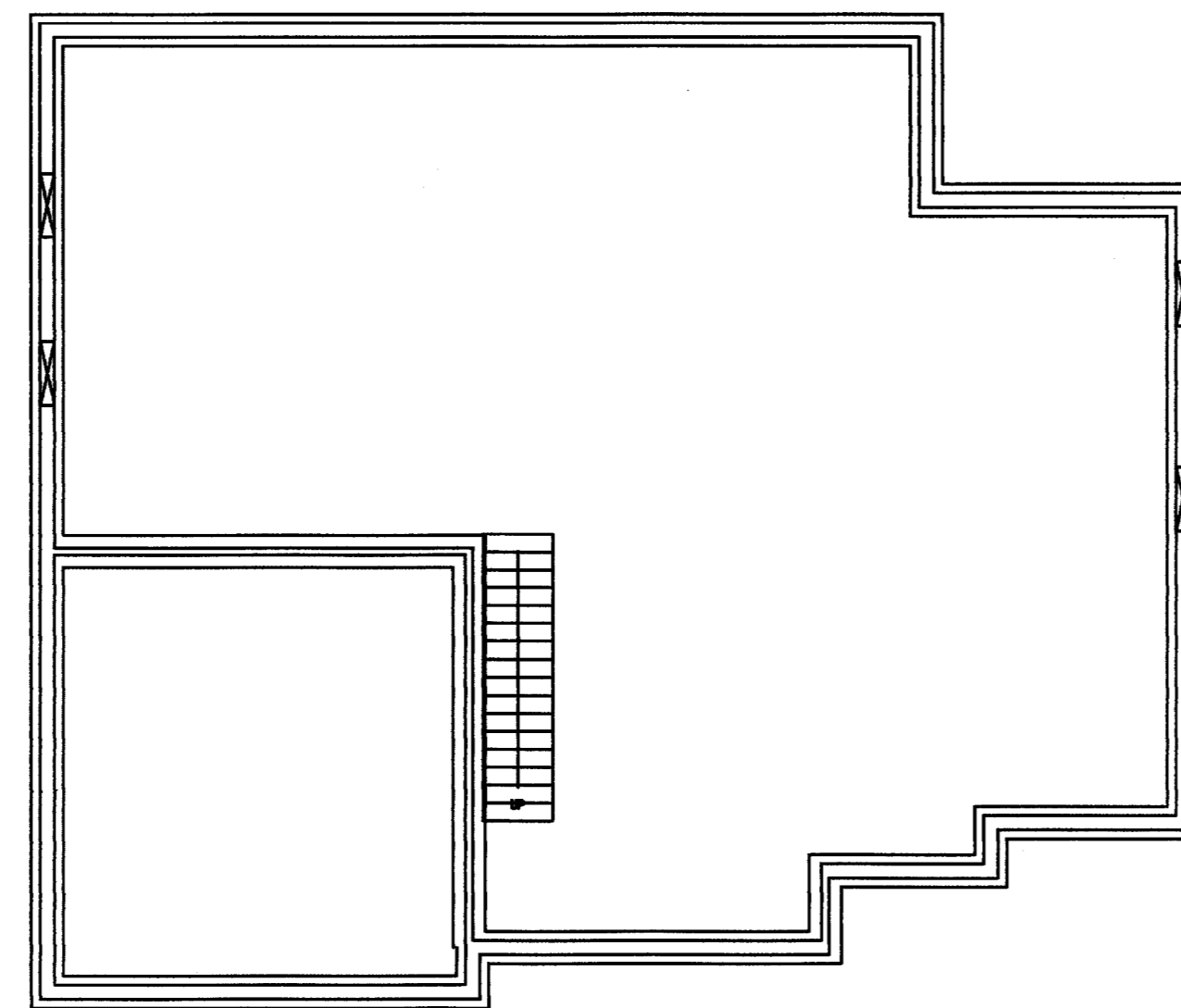
UNIT #53  
**"VILLAGER"**  
 Living Area = 1545 sq. ft.  
 Garage = 413 sq. ft.



UNIT #56  
**"VILLAGER"**  
 Living Area = 1535 sq. ft.  
 Garage = 413 sq. ft.

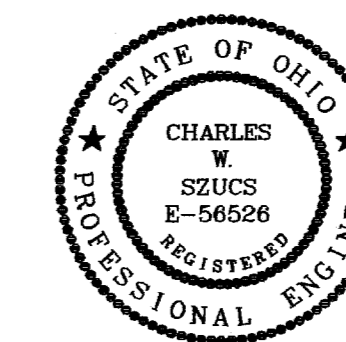


UNIT #55  
**"ALEXIS"-ranch**  
 Living Area = 1306 sq. ft.  
 Garage = 413 sq. ft.



I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BRIDGEWATER CONDOMINIUMS PHASE 21 INCLUDING THE LAYOUT AND DESIGNATION OF UNITS 21, 52, 53, 55, & 56.

*Charles W. Szucs*  
 CHARLES W. SZUCS P.E. No. 56526



PREPARED BY:  
**LAND DESIGN consultants**  
 Civil Engineers and Surveyors  
 8585 EAST AVENUE • MENTOR, OHIO 44060  
 TELEPHONE 255-8463 354-6938 951-LAND

DRAWN BY: CWS	DATE: June 24th, 2002
CHECKED BY:	DRAWING NO.: cpl20-02
JOB NO.: BRIDD1-9601	SHEET 2 OF 2

V35.P34

SHAWCO PRODUCTS • NEW HAMPSHIRE MANUFACTURING  
 REGISTERED BY PART NUMBER 8585  
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